

# Exhibit 51

**From:** RICHARD MARKOWITZ <rmarkowitz@argremgt.com>  
**To:** Rosenberg, Todd  
**Sent:** 9/2/2010 11:33:16 AM  
**Subject:** FW: Memorandum of Understanding - Draft 5  
**Attachments:** MEMORANDUM OF UNDERSTANDING DRAFT 6.docx

We will discuss...(One other email will follow)

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Richard Markowitz  
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----- Forwarded Message

**From:** Raj Shah <[Raj.shah@solo-capital.com](mailto:Raj.shah@solo-capital.com)>  
**Date:** Wed, 25 Aug 2010 22:58:12 -0700  
**To:** Robert Klugman <[rklugman@storcapital.com](mailto:rklugman@storcapital.com)>, RICHARD MARKOWITZ <[rmarkowitz@argremgt.com](mailto:rmarkowitz@argremgt.com)>  
**Cc:** Sanjay Shah <[sanjay.shah@solo-capital.com](mailto:sanjay.shah@solo-capital.com)>  
**Subject:** RE: Memorandum of Understanding - Draft 5

Dear Richard and Rob,

Please find attached an amended MOU reflecting the changes referred to below.

Kind regards,  
 Raj

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From: Robert Klugman [[rklugman@storcapital.com](mailto:rklugman@storcapital.com)]  
 Sent: 19 August 2010 14:37  
 To: Raj Shah  
 Cc: Richard Markowitz; Sanjay Shah  
 Subject: Re: Memorandum of Understanding - Draft 5

Thanks for this Raj. A couple of clarifying points:

3.2 - I may be missing something but the language keeping STOR informed of details of transactions closing etc seems to have been dropped?

4.6 - Change "the defined"

6.2 - I get the concept here that STOR doesn't get a fee on STORs investment. I would suggest either adding a carve out to 6.1 or if you wanted to have a 6.2, I think you need to change "Investor" to STOR

In a few spots Equity Arbitrage Transaction needs to be modified by the proviso of developed by Solo since the term Equity Arbitrage Transaction is broad enough to cover transactions with other parties. So for example, if a

Co-Investor entered into a transaction prior to investing with SOLO, it would be caught up in this agreement. See the confidentiality provisions in particular. Also, on the confidentiality provisions, presumably the final document will have the customary outs for information in the public domain etc.

Thanks again

On Aug 18, 2010, at 11:02 AM, Raj Shah wrote:

Dear Richard and Rob,

Further to our call yesterday, please find attached a revised MOU reflecting the changes agreed.

For ease of reference the only changes I have made relate to paragraphs 4.1, 6.1 and 6.2. All other paragraphs remain unchanged.

Kind regards,  
Raj

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